



**Constables**  
SALES & LETTINGS

Oakfield Road , Childer Thornton

£700,000



Brookside is an impressive, detached residence that is accessed along a private lane in the incredibly sought-after location of Childer Thornton, Cheshire, near to the villages of Willaston and Hooton.

The property was constructed in 1952 within the original grounds of The Oaklands, this is a neighbouring property that dates back to the Victorian era, and the original Victorian Croquet Lawn for this property now forms part of the garden of Brookside.

The owners have made improvements during their occupancy including the addition of a conservatory, remodelling the kitchen and pantry and the conversion of the garage into an additional living space. There are many original features in the property including parquet flooring and open fireplaces.

The accommodation is very traditional in its layout and briefly comprises, entrance hallway, lounge, dining room, cloakroom, kitchen, utility room and third reception room/playroom and a spacious conservatory opening onto the garden. On the first floor there are four bedrooms and a family bathroom.

Externally there is a private driveway that is accessed off Oakfield Road, this passes over a wooden bridge to a large gravel driveway, turning area and garage. The plot extends to approximately 0.75 acres and adjoins open farmland. The house sits fairly centrally in the plot with gardens surrounding the house giving an excellent degree of privacy. The gardens are beautifully landscaped, with a croquet lawn, established borders with an excellent array of plants, shrubs and trees, block paved pathways, a Victorian garden building, greenhouse and shed, wildflower garden, pond and a patio area.

This stunning home must be seen to be appreciated and early viewing is essential.

Viewing strictly by appointment.



BROOKSIDE

# Constables

SALES & LETTINGS

- Impressive Detached Property
- Plot Extending to Approximately 0.75 Acres
- Located Along A Private Gated Driveway
- Four Bedrooms
- Four Reception Rooms
- Established Gardens
- Extensive Off Road Parking
- Semi-Rural Yet Accessible Location
- Tenure: Freehold
- Council Tax Band: F

### Other Information

Tenure: Freehold

Services: Electric Heating. Mains Drainage.

Council Tax Band: F (Cheshire West and Chester)

### Location

The property enjoys a semi-rural yet accessible location and is situated in the sought-after area of Childer Thornton, Cheshire on the outskirts of Willaston and within a 10 minute walk to Hooton train station. Willaston provides a comprehensive range of local services for everyday needs including a convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Bromborough, Little Sutton and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The cities of Chester and Liverpool are 9 and 11 miles respectively with a wide range of shopping and leisure facilities

complemented by several out-of-town retail parks to include Cheshire Oaks which is 6 miles distant.

There are well-regarded primary schools in Willaston and Childer Thornton together with Neston High School and several grammar schools in Wirral including West Kirby, Caldy and Wirral complemented by various independent schools nearby including, Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis, bowling, and squash. The area has many walking and cycling routes close by and the Wirral Way is a short stroll away.

The property benefits from excellent road communications with the A540 and A550 and the M53 motorway providing fast access to Chester and the M56 motorway. Liverpool and Chester are both within easy commuting distance as is Manchester via the M56. For travel further afield there is a 2-hour inter-city rail service from Chester to London Euston via Crewe with a link from Hooton Train station which is 0.5 miles from the house. There are international airports at both Liverpool and Manchester.

### Accommodation

#### Entrance Hallway

#### Cloakroom

6'11" max x 5'1" max (2.11m max x 1.55m max)

#### Lounge

14'11" x 12'4" into bay (4.55m x 3.76m into bay)

#### Dining Room

11'5" x 11'4" (3.48m x 3.45m)

#### Kitchen

14'8" x 9'7" (4.47m x 2.92m)

#### Utility Room

6'52" x 6'4" (1.83m x 1.93m)

#### Sitting Room

14'11" x 9'9" (4.55m x 2.97m)

#### Conservatory

13'3" x 11'7" (4.04m x 3.53m)

#### Landing

#### Bedroom One

12'11" into bay x 14'11" (3.94m into bay x 4.55m)

#### Bedroom Two

11'10" x 11'5" (3.61m x 3.48m)

#### Bedroom Three

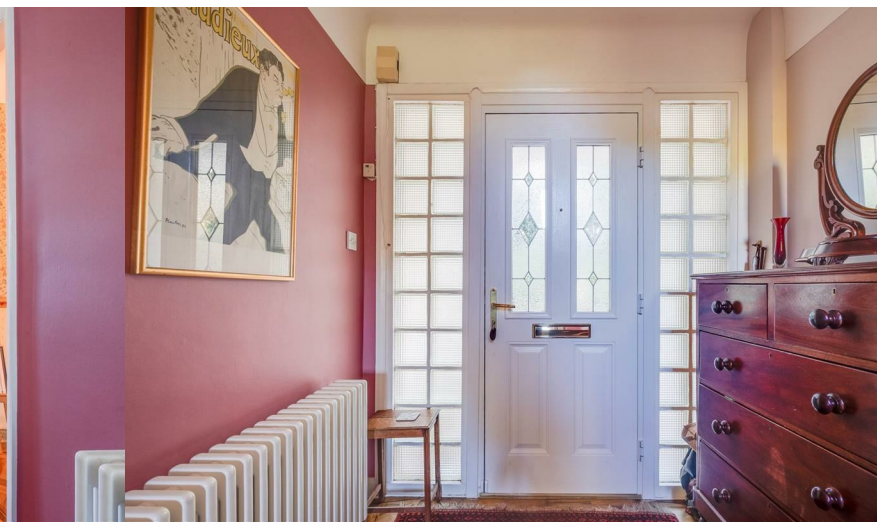
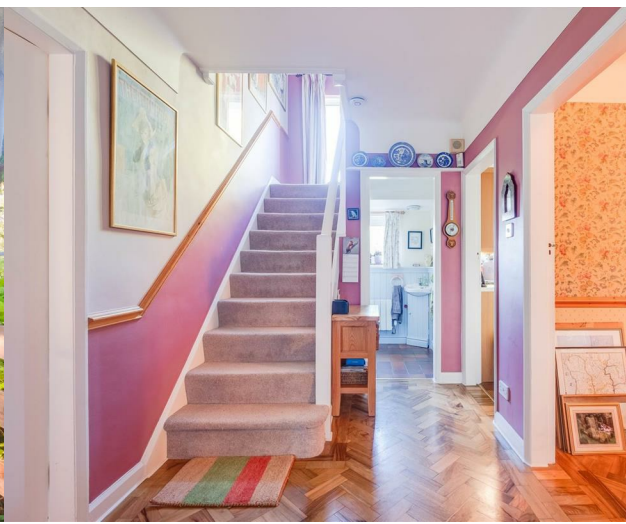
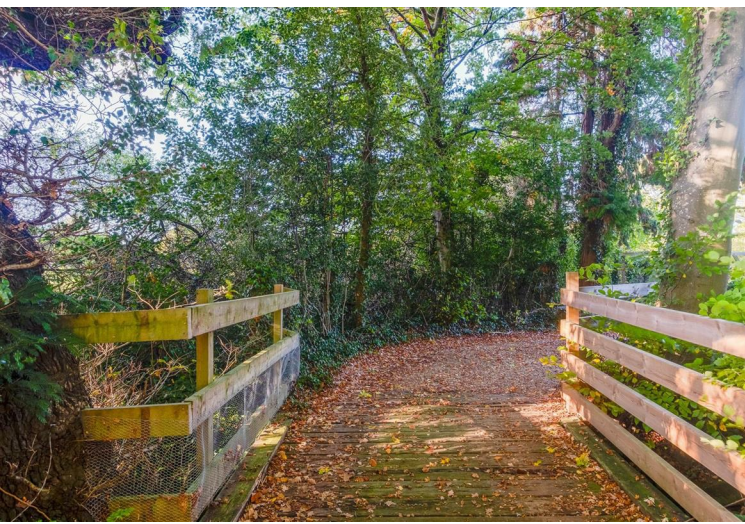
14'11" x 9'7" (4.55m x 2.92m)

#### Bedroom Four/Study

6'10" x 8'10" (2.08m x 2.69m)


#### Bathroom

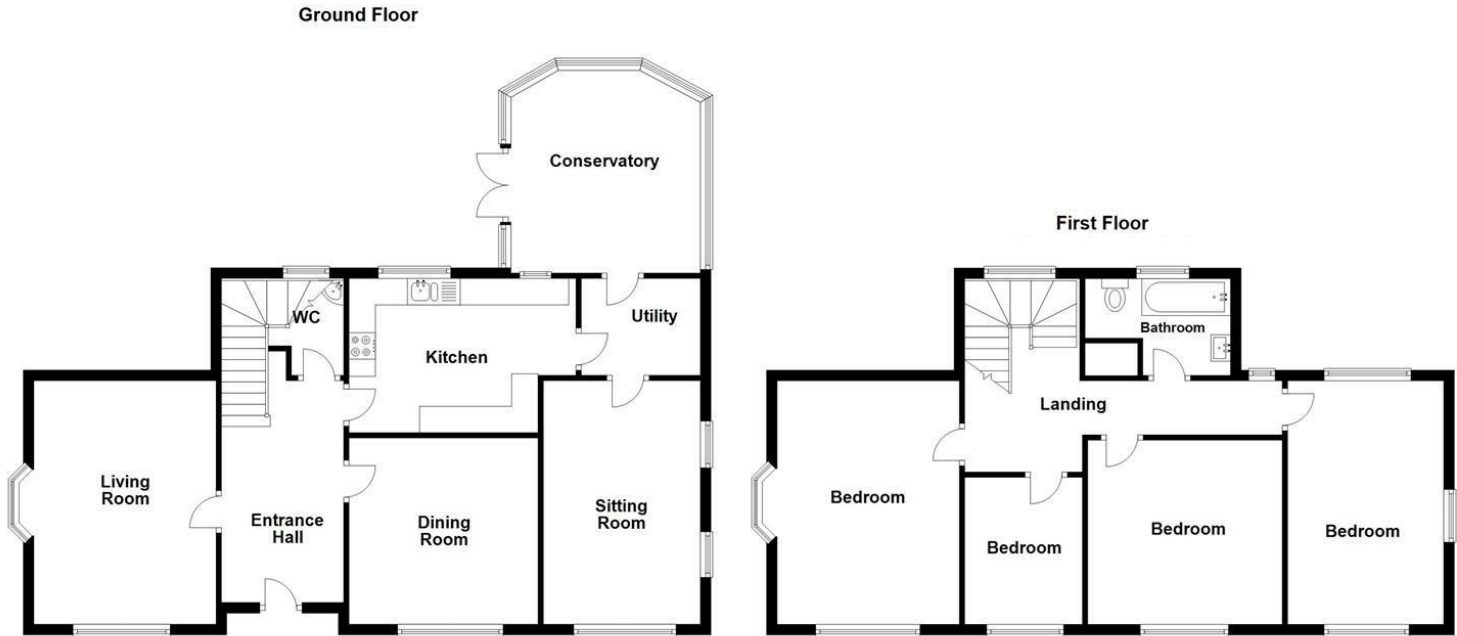
8'102" x 6'3" (2.44m x 1.91m)





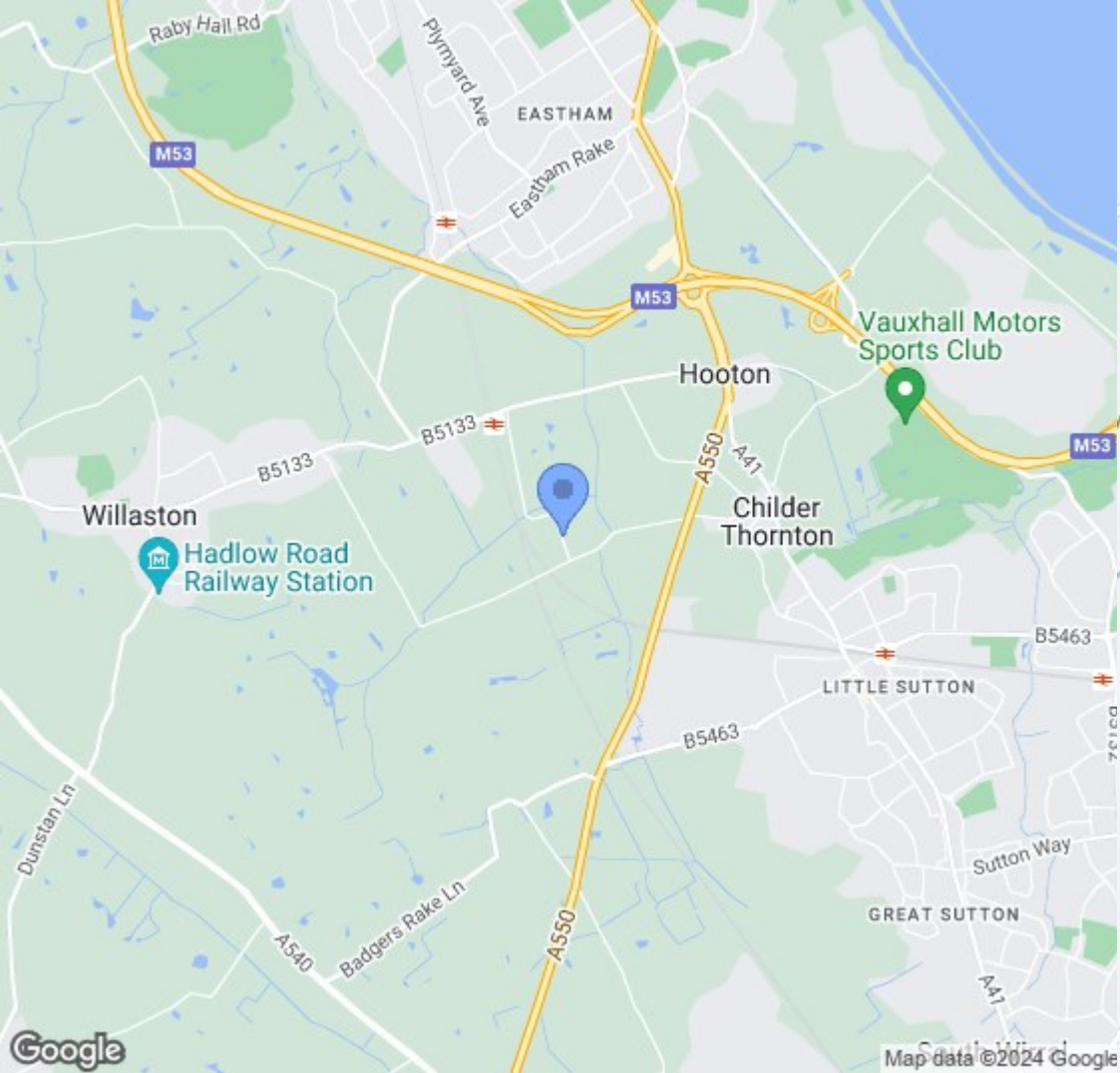
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>27</b>	<b>40</b>
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Brookside, Oakfield Road, Childer Thornton, Ellesmere Port

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.  
 This plan is for illustrative purpose only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.



Location Map

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S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333